

PLANNING & DEVELOPMENT SERVICES NEWSLETTER JULY 2010



Building a Better Community with You

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PROPERTY MAINTENANCE

The College Station Code Enforcement Division works daily to improve and maintain the condition of all the buildings within the City through the use of the International Property Maintenance Code. This code helps to ensure the Health and Safety of our citizen's whether they are property owners or renters. The Code Officers identify maintenance issues during the course of their daily duties. Some of those issues include structures that have holes in the walls or roof, broken windows, rotten wood, fences in need of repair or collapsing steps and porches, just to name a few. This code also gives the Code Officer the tools needed to abate graffiti and require buildings to be exterminated. Abating violations of the Property Maintenance Code is the responsibility of the property owner.

The Property Maintenance Code assists both property owners, who may not be aware of conditions at their property and tenants who don't know their rights with regard to their living conditions. The Code Officer has the ability to mediate with the property owner and the tenant to ensure basic Health and Safety issues are addressed.

The Code Enforcement Division also works closely with the Community and Economic Development Department by identifying residents who need assistance in performing and/or paying for needed repairs or maintenance of their homes. The Community & Economic Development staff has a wide variety of programs available to assist home owners. They can be contacted at 979.764.3778.

College Station is a young community, but as our buildings age, maintenance will be important in protecting our neighborhood integrity and ensuring that we remain a GREAT place to work and live!

If you are aware of any building that needs maintenance or repairs, please contact Code Enforcement at 979.764.MEND(6363)



CITY OF COLLEGE STATION
Home of Texas A&M University®

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 6%	↓ 8%

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 31%	↓ 32%

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 12%	↓ 17%

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, July 2009, and decreased when compared with two years ago, July 2008.

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, July 2009, and a decrease compared with two years ago, July 2008.

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, July 2009, and experienced a decrease when compared with two years ago, July 2008.

Volume 11 Issue 7

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BUILDING PERMIT TOTALS:

Month of July 2010						Month of July 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	33	33	81,737	63,734	\$4,369,260	51	51	\$7,275,274
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	N/A	\$0
Residential Addition	5	N/A	3,210	2,007	\$135,999	7	N/A	\$220,351
Residential Remodel	6	N/A	432	432	\$54,371	4	N/A	\$38,600
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	2	N/A	\$34,700
Residential Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-SF	14	N/A	N/A	N/A	\$1,542,208	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	5	N/A	N/A	N/A	\$668,732	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$2,600,000
New Commercial	3	N/A	54,800	54,500	\$26,710,000	3	N/A	\$2,136,049
Commercial Remodel	3	N/A	N/A	N/A	\$283,000	16	N/A	\$373,100
Commercial Addition/Retaining Wall	5	N/A	N/A	N/A	\$90,156	2	N/A	\$14,300
Commercial Demolition	2	N/A	N/A	N/A	\$130,500	2	N/A	\$99,500
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	4	N/A	N/A	N/A	\$138,299	7	N/A	\$284,825
Sign	8	N/A	N/A	N/A	N/A	7	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$500	4	N/A	\$63,000
Roofing	2	N/A	N/A	N/A	\$7,900	6	N/A	\$3,080
TOTALS	91	33	140,179	120,673	\$34,130,925	112	51	\$13,142,779

January 1, 2010 - July 31, 2010						January 1, 2009- July 31, 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	353	353	0	0	\$48,209,229	333	333	\$45,283,443
Duplex	1	2	0	0	\$137,280	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	2	0	0	0	\$796,450	1	21	\$1,800,000
Residential Addition	41	N/A	0	0	\$1,310,524	42	N/A	\$1,588,353
Residential Remodel	65	N/A	0	0	\$1,209,845	48	N/A	\$809,943
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$49,500	4	N/A	\$58,600
Residential Demolition	9	N/A	N/A	N/A	\$35,000	12	N/A	\$30,350
Residential Slab Only-SF	16	N/A	N/A	N/A	\$1,565,010	3	N/A	\$18,700
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	8	N/A	N/A	N/A	\$768,732	0	N/A	\$0
Hotel / Motel / Inn	1	N/A	N/A	N/A	\$100,000	2	N/A	\$6,000,000
New Commercial	38	N/A	0	0	\$143,174,765	29	N/A	\$15,590,736
Commercial Remodel	34	N/A	N/A	N/A	\$3,531,009	55	N/A	\$16,357,997
Commercial Addition/Retaining Wall	14	N/A	N/A	N/A	\$1,651,165	8	N/A	\$3,517,300
Commercial Demolition	9	N/A	N/A	N/A	\$181,700	7	N/A	\$211,636
Commercial Slab Only	3	N/A	N/A	N/A	\$199,900	0	N/A	\$0
Swimming Pool	38	N/A	N/A	N/A	\$1,249,574	37	N/A	\$1,585,232
Sign	66	N/A	N/A	N/A	N/A	68	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	11	N/A	N/A	N/A	\$38,100	22	N/A	\$236,370
Roofing	78	N/A	N/A	N/A	\$441,825	18	N/A	\$26,180
TOTALS	790	355	0	0	\$204,649,608	689	354	\$93,114,840

REZONING SCOOP:

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
10-500060	1571 William D. Fitch Parkway	5	AO to PDD	17-Jun	Denied	22-Jul	Approved
10-500070	4250 Decatur Drive	0.8625	AP & R1 to PDD	15-Jul	App. w/ Cond.	22-Jul	Approved
10-500119	4101 State Highway 6 South	2.97	AO to C1	15-Jul	Approved	12-Aug	
10-500143	101 Luther Street	5.10	M1 to R6	19-Aug		9-Sep	

BUILDING INSPECTIONS:

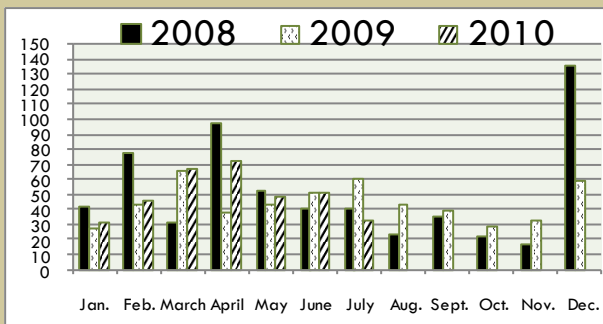
MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	277	233	192	112	18	13	6	851
FEBRUARY	291	214	194	131	3	10	12	855
MARCH	365	290	289	150	5	12	13	1124
APRIL	364	294	201	185	22	9	19	1094
MAY	384	316	235	216	56	3	14	1224
JUNE	440	333	236	254	6	11	10	1290
JULY	414	329	261	208	52	6	15	1285

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	129	40	38	19	20	172	90	575	362	1445
FEBRUARY	130	73	77	17	48	156	87	66	430	1084
MARCH	463	43	111	55	31	88	108	16	725	1640
APRIL	654	31	64	50	22	89	135	7	389	1441
MAY	475	37	56	75	40	118	241	3	255	1300
JUNE	637	21	47	12	18	115	121	6	428	1405
JULY	462	14	54	12	28	59	159	31	442	1207

POPULATION: The July 2010 population estimate is 94,139 .

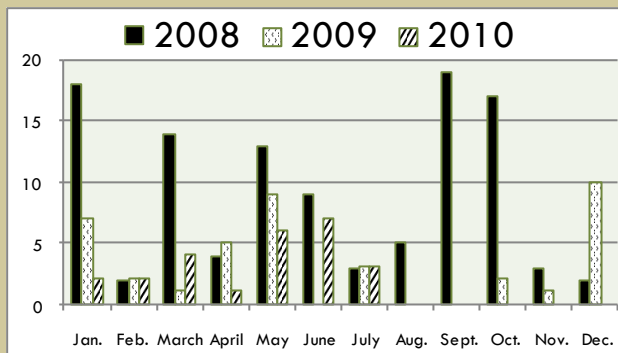
**NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH**



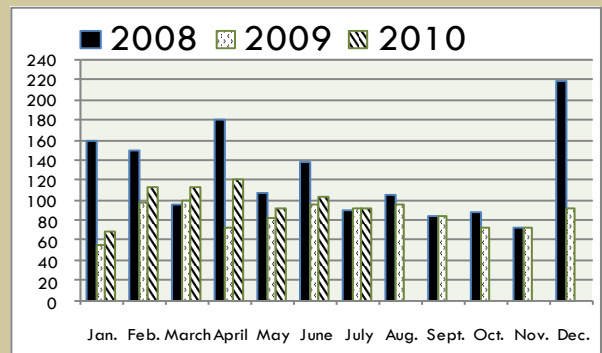
**PERMITS BY TYPE
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
Single-Family Home	353	353	\$48,209,229
Duplex	1	2	\$137,280
Tri-Plex/Four-plex	0	0	\$0
Apartment	2	0	\$796,450
New Commercial	38	N/A	\$143,174,765
Commercial Remodel	34	N/A	\$3,531,009

**NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH**



**TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH**



PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

- Q: I've been told that I'll need to pursue a Planned Development District (PDD) for my property in order to develop the project that I have in mind. However, I don't know what the PDD process entails.
- A: Every Planned Development District (PDD) is different and unique which makes this the most flexible zoning district that the City has in place. Since a PDD can be used for any type of land use, the reason for zoning a property PDD is to allow something that is not within the bounds of a traditional zoning district such as General Commercial (C-1) or Single-Family Residential (R-1). For instance, a PDD can allow a mix of uses or a unique configuration of a single use. Whatever the intended outcome, the PDD allows the developer, City Staff, neighbors, the Planning and Zoning Commission (P&Z), and ultimately City Council to work together to form a special district that meets the needs and desires of all. A Concept Plan, which will eventually be included in the zoning ordinance if approved, that shows information such as general land uses, parking areas, buffers, and vehicle and pedestrian movement will be part of this negotiation process.

If you are interested in the process, your first step should be contacting a planner with the Planning and Development Services Department. Mostly likely, you will be advised to attend a Pre-Application Conference (PAC). Though PACs are no longer required for a rezoning, they are a valuable tool to begin communication with City Staff. After submitting a rezoning application, Staff can assist you in setting up a neighborhood meeting with the surrounding property owners. It is helpful to the developer to meet with these individuals in this type of setting where neighbors can voice their opinion and provide input prior to the public hearing portion of the rezoning process at the P&Z and City Council meetings. If there is opposition, this communication allows the developer to consider adjustments that could earn the support of those neighbors.

When the Concept Plan is complete, the request will be heard by the P&Z Commission and then by City Council who makes the final decision on the approval or denial of the request. Each of these meetings will have a public hearing and the applicant will be allowed to speak in support of the rezoning request.

This is a very brief summary of a PDD and its review process and does not touch on all possible scenarios. For more information, please contact the Planner on Call. You may also call 979.764.3570 to schedule a free Pre-Application Conference.

